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August 31, 2017

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To: Town Council

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO. 27

From: Todd Dumais, Town Planner 

FILE NO. 759

SUBJECT: 1445 NEW BRITAIN AVENUE
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #6-R2-17)

I have received an administrative amendment request from Attorney Susan Hays, on behalf of Seritage SRC Finance LLC, for revisions to the approved Special Development District plan (SDD #6) located at 1445 New Britain Avenue, formerly the Sears retail building and auto center. The request is for a minor modification to a portion of the new sidewalk to be constructed along the New Britain Avenue street frontage and is being required by the State of Connecticut Department of Transportation as part of their driveway encroachment permit.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C(9)(g)*. Any adjustment necessary to conform to conditions of approval imposed by other federal, state or local agencies which may have jurisdiction with respect to any aspect of the property that is subject to the SDD plan. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, Tuesday, September 12th, 2017.

It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Matt Hart, Town Manager
Mark McGovern, Director of Community Development
Susan A. Hays, Esq.

Patrick Alair, Corporation Counsel
Kimberly Boneham, Deputy Corporation Counsel
Subject SDD File

SD/TP2/SDD/NewBritainAve_SDD#6_AA_R2_17_Aug17



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